



LAND SPLIT (LOT DIVISION)	CITY REQUIREMENTS
3 or fewer parcels created from: Area of 2.5 acres or less	<ul style="list-style-type: none"> Lot Division process permitted. All City development/zoning requirements apply.
3 or fewer parcels created from: Area of more than 2.5 acres	<ul style="list-style-type: none"> Lot Division process permitted. No improvements/dedications required unless required through separate site plan review.
MINOR SUBDIVISION CRITERIA	CITY REQUIREMENTS
(1) 10 or fewer lots (2) 5 acres or less in size (3) Zoning approved, stipulations satisfied (4) Adjacent to existing street right of way or creates no more than one new street/cul-de-sac (5) Accessible to paved public street/private accessway by minimum 24 feet wide interim paving (6) Adequate water/sewer service to site (7) Site not located on a drainage way (8) Site not in area with special development concerns: adjacent to mountain preserve, hillside, floodplain, transportation corridor (9) Final plat sealed by registered Arizona land surveyor	<ul style="list-style-type: none"> Pre-application meeting required. Preliminary plat not required. Final subdivision plat required. All City development/zoning requirements apply
MAJOR SUBDIVISION CRITERIA	CITY REQUIREMENTS
4 or more lots proposed from: Any size parcel, or: Any division of land not specified above	<ul style="list-style-type: none"> Pre-application meeting required. Preliminary plat required. Final subdivision plat required. All City development/zoning requirements apply.

APPLICABLE DEPARTMENT POLICIES	CITY REQUIREMENTS
Lot split/combination with 3 or more dedications	Plat required
3 or more dedications	Map of dedication or plat required
Existing development proposing building additions over existing platted lot lines may request a building code modification in conjunction with a lot combination.	Appropriate cross access agreements and cross drainage easements may be required.
New development proposed over existing platted lot lines may request a building code modification in conjunction with a lot combination if a maximum of two lots/parcels are combined.	New development on more than 2 lots/parcels will require a replat.