

6.10 Subdivision. Unless in compliance with Arizona laws and Gila County Rules and Regulations, no Parcel shall be further subdivided or separated into small or different portions or conveyed or encumbered in less than the full original dimensions as set forth in the plat. Dedication, conveyance or the granting of easements to public utilities or other public or quasi-public entities may be permitted with the prior approval of the Association.

SYNOPSIS:

Subdivision must be in compliance with Arizona laws and Gila County rules and regulations.

Must gain prior approval by Association

CC&R's

8.11 Owner's Right to Divide. The Declarants, for themselves and for their respective heirs, successors, and assigns, agree to be bound by the Arizona laws and Gila County Rules and Regulations regarding the dividing of individual Parcels. Applications for such division shall be made to Gila County offices for review and approval and in no instance shall a Parcel of less than two and one-half (2-1/2) acres in size be created after such division.

SUBURBAN RANCH

2. a. There shall be a lot area of not less than one acre

GILA COUNTY

Lot size may be 1.0 acre

Minor Land Division Application

Split- Combo form

BINDER INCLUDES (INFORMATION SENT TO OWNERS):

- GILA COUNTY MINOR LAND DIVISION APPLICATION
- GILA COUNTY SPLIT/COMBINE

745 N Rose Mofford Way, 1400 E Ash St (mail only), Globe, AZ. 85501
(928) 425-3231 Ext. 8513 or 8514 Fax (928) 425-0829

(Revised after Board Approval 12/19/06)

SETBACK CERTIFICATION FOR MINOR LAND DIVISIONS

_____ I hereby certify that all structures, if any, located on the subject property of this Minor Land Division adheres to the setbacks required by Gila County. All easements, Public utility easements and access to properties are shown on recording document and are approved by the owner. (Attach endorsed site plan with measurements).

_____ All parcels are vacant land. (Endorsed site plan stating property is vacant is still required)

Property Owner

Date

Registered Land Surveyor as Agent for the Property Owner

Date

This certification will be attached to the Minor Land Division Application and placed in the designated parcel files.

GILA COUNTY
GUIDELINES FOR PROCESSING MINOR LAND DIVISION APPLICATIONS

1. Your land division must meet the definition of a Minor Land Division. Division of one parcel of land into five (5) or fewer separate parcels, lots or fractional interests any of which is less than ten (10) acres in size. As defined by State Law, division of one parcel into six or more parts is considered a subdivision and must meet Subdivision Regulation requirements. **If you own an adjoining parcel or have previously sold land adjacent to your present property, this will be counted as a part of your land division in determining number of lots.**

2. **You** will need to have the property's **tax parcel number**. Check with the Planning and Zoning Office to determine zoning, setback and legal access requirements before having a registered land surveyor prepare your map. If there is no sewer system, each parcel must have a minimum size of 10,000 sq. ft.; parcels relying on both a well and septic tank must have at least one acre. Lots which do not meet minimum zoning and legal access requirements will not be approved.

3. **The following information is required on the recording document.**

- a. A legal description of the property prepared by a qualified Registered Land Surveyor as established by the Arizona State Board of Technical Registration.
- b. A scaled plat drawn by a qualified Registered Land Surveyor as established by the Arizona State Board of Technical Registration showing the existing and proposed boundaries, access and utility easements (Utility easements must be at least eight (8') feet).
- c. Names, addresses, and telephone numbers of all parties of interest to the division.
- d. A description of access to the parcels proposed to be divided and method by which such access is to be granted. (Access easements must be at least twenty four (24') feet wide).
- e. The current zoning of the parcels proposed to be divided. Lots which do not meet minimum zoning and legal access requirements will not be approved.
- f. The plat must comply with State and County standards as outlined in the "Gila County Record of Survey-Minor Land Division Map Guidelines."
- g. The applicant provides a statement from a registered land surveyor or other evidence acceptable to the county, stating whether each lot, parcel or fractional interest has physical access that is traversable by a two-wheel drive passenger motor vehicle.
- i. Area and dimensions of all proposed lots, parcels or fractional interests.

A scaled site plan on blue-line or other reproduction showing the location of all; existing improvements and structures (wells, septic tanks, fences, etc) showing setbacks and distances between structures, on both the remaining parcels and parcels to be created by the proposed division.

4. Your map must be prepared by a qualified Arizona Registrant as established by the Arizona State Board of Technical Registration. The map must comply with state and county standards. If you are mailing the information, please allow sufficient time for review. Have your surveyor send one copy of the completed map to the County Community Development Office located in Globe, a completed application that contains the property owner's original signature and the processing fee. **DO NOT SEND THE ORIGINAL MYLAR COPY AT THIS TIME.** The Planning and Zoning Office and Engineering Department will review the map for compliance. If corrections are needed, the Planning and Zoning Office will notify your surveyor. When the map is approved, your surveyor will be notified to send the original Mylar map to the Gila County Community Development Division Office together with a twenty eight dollar (\$28) per sheet check payable to the Gila County Recorder for recording of document(s). The Planning and Zoning Office will submit recording document to the Records Office and the receipt will be mailed to your surveyor.



DEBORAH HUGHES
GILA COUNTY ASSESSOR
1400 E ASH STREET GLOBE, AZ 85501

SPLIT

COMBINE

Splits and combinations always involve a re-calculation of your Limited Property Value (The value on which your taxes are based) and may or may not result in a higher tax bill, even if the Assessor's Office has determined that your aggregate Full Cash Value will not increase (See A.R.S. 42-13302). Please be aware of the potential ramifications of this before you submit this form to the Assessor.

Splits and combinations of properties are done by the Assessor at the request of the property owner at no charge to the property owner. However, there will be a charge of \$50.00 if requests to split or combine the same property more than once in a 12-month period by the same owner.

I have read and understand the above disclaimer.

SIGNATURE: _____ DATE: _____

I AM REQUESTING THE FOLLOWING TAX PARCELS BE SPLIT (OR COMBINED INTO ONE TAX PARCEL) FOR PROPERTY TAX PURPOSES ONLY

TAX PARCEL NUMBER(S): _____

OWNER'S NAME (PLEASE PRINT): _____

OWNER'S SIGNATURE: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

TAXES ARE UP TO DATE: YES NO

IF YOU HAVE A MORTGAGE ON YOUR PROPERTY, PLEASE CHECK WITH YOUR LENDER BEFORE REQUESTING A COMBINATION OF THE PROPERTY.

PLEASE CIRCLE WHICH APPLIES TO YOU:

PRIMARY RESIDENCE SECONDARY RESIDENCE

FAMILY MEMBER OCCUPIED RENTAL